

COMMISSIONERS APPROVAL

GRANDSTAFF *ch*

ROKOSCH *Jh*

THOMPSON *at*

CHILCOTT *f*

DRISCOLL *nd*

PLETTENBERG (Clerk & Recorder)

Members Present.....Commissioner Carlotta
Grandstaff, Commissioner Jim Rokosch, Commissioner Alan Thompson, Commissioner
Greg Chilcott and Commissioner Kathleen Driscoll.

Date..... July 9, 2008

Minutes: Beth Perkins

► The Board met with the Planning Consulting Team for an update. This was a working lunch.

► The Board met for discussion and decision regarding naming a lake after Doris Milner. Present were Marshall Bloom, Dave Campbell, Eric and Kelsey Milner.

Marshall Bloom stated about a year ago, he and Dave Campbell, District Manager for the U.S. Forest Service, tried to come up with a way to dedicate some ~~conservation~~ for Doris Milner in the event of her death. Doris passed away in December of 2007. He explained she merited the honor of having such dedication due to her conservation efforts and her outstanding work over the past 30 years. In order to name a lake after Doris they are in need of four components before bringing to the Montana Delegation. Those four pieces are a conservation community representative which is Trout Unlimited, the Forest Service which is represented by Dave Campbell, family representatives which are her sons Eric and Kelsey and the last piece is support from the Commissioners. Marshall presented a draft resolution and read it to the Board for such support. They would like to name the lake at the head of Roaring Lion Creek as the Doris Milner Lake.

Dave stated it was a quite a loss to lose Doris Milner. He discussed his past relationship with Doris and how she was in constant need of more information on various issues before discussing them.

Eric Milner stated the family is honored by the effort of Marshall Bloom and Dave Campbell regarding this dedication.

Kelsey Milner stated it does not matter where he goes, someone knows his mother and her work. He will always be known as Doris Milner's son and is proud of it.

Commissioner Grandstaff stated she knew Doris and she was one of her heroes and mentors.

Commissioner Chilcott made a motion to adopt Resolution No. 2276 after legal review is made in order to support the naming of the unnamed lake at the head of Roaring Lion Creek to the Doris Milner Lake. Commissioner Driscoll seconded the motion and all voted 'aye'.

It was discussed that a copy of the recorded resolution will be forwarded to U.S. Senator Max Baucus.

Issues to Address with BCC on Wednesday

a. Clarify Direction to Clarion on Draft C

- i. General confirmation of BCC direction
- ii. Some objection to rural 40-acre zone
- iii. Some concern about loss of 5-acre zone
- iv. Some concern about urban residential density
- v. Keep takings avoidance procedure
- vi. Keep small lots incentive
- vii. Rework clustering starting with Right to Farm and Ranch Board proposal
- viii. Leave TDRs out, but work on it if timeline is extended
- ix. No significant support for table of prohibited (not permitted) uses
- x. No significant support for higher densities in rural zones if water and sewer provided
- xi. No specific changes suggested to PUDs

b. Unresolved Issues (and suggestions about how to address them)

Keep in mind that we are trying to simplify and focus on what appear to be the most important items, and that any assistance from working groups will still require staff involvement and support.

- i. Develop and refine incentives for large, rural landowners; try to strike a balance between extracting value and maintaining operations. Options may include small lot developments, cluster developments, changes to subdivision regulations to expedite review and streamline application and standards for cluster developments, Purchase of Development Rights and Transfer of Development Rights (the latter is primarily addressed below).

How – Clarion will address zoning-related provisions in Draft C, then have staff work with Casey's Group and/or Right to Farm and Ranch Board on refinements and other provisions.

- ii. Develop one or more interlocal agreements among (1) incorporated communities (Hamilton and Stevensville); and (2) unincorporated areas that have community-based sewer and water districts.

How – Build on the proposals by the City of Hamilton and go one community at a time. Keep in mind that Casey's Group is interested in this topic and has developed some ideas to make this effective. This probably needs to be done parallel with the regulations to ensure that the urban densities are not problematic for the towns. Staff and legal counsel time will likely be needed to draft agreements.

- iii. Complete a Transfer of Development Rights study and develop appropriate TDR program

How -- The Casey's Group might be one forum to help guide this effort, but it will require hiring some technical experts for the feasibility study and staffing support to develop the appropriate regulations.

- iv. Develop and implement a strategy to complete the maps.

How – Staff develops a methodology (which is underway), in consultation with Clarion and other technical folks, and seeks input and advice from Casey's Group to refine and affirm the methodology.

c. Options for Fall 2008

- i. Ignore November altogether – just keep working on both regulations and maps.
- ii. Complete regulations by November but do not adopt them.
- iii. Complete and adopt regulations by November but not maps (no regulatory effect until maps are adopted)
- iv. Complete and adopt regulations with "default" density provisions (irrigated agriculture, non-irrigated agriculture, close-to-cities, to remain in effect until maps are adopted or sunset date arrives).